

The Board of Assessment Appeals

Town of Goshen
North Street
Goshen, CT 06756
March 11, 2023 9:00AM
Special Meeting

Present: Board of Assessment Appeals members Donna Molon, Audrey Blondin, Henrietta Horvay (Alternate) and Chairman Robert Harmon. BAA Clerk Denise Leclair

Call Meeting to Order: Robert Harmon called the meeting to order at 8:56AM.

Property Owner: Nina & William McKitty
Represented by William McKitty
Property- 9 Mill Street

Reason for appeal- McKitty feels that the assessment is too high. He states that the new assessment is an increase of 32.65%. He advised that the Town Property Card is also inaccurate because it does not indicate that he has a 6x28 crawl space in his basement. He discussed with the Board recent sales comps. He hired Appraiser Rob Jerram who looked at 21 properties. Jerram appraised McKitty's property at \$295,000. Jerram based his lower appraisal on an adjustment for land value, a correction of the basement square footage and a grade change (C++ down to a C+. He also stated that the pool on his property is old and has a vinyl liner.

Property Owner: Steven & David Strauss
Represented by : Did not appear for hearing
Property- 318 East Hyerdale Drive
Reason for appeal- N/A

Property Owner: Leni & Burton Welte
Property- 74 East Hyerdale Drive
Represented by Burton Welte

Reason for appeal- Welte feels that the new assessment is inflated. He states that the assessment increased by 80%. He further states that his property has no basement and is on a slab. He provided a list of properties on East Hyerdale and the % of their assessment increases. This property is assessed at \$1,055,440 and he feels that it should be lowered to \$1,000,000. He agreed to allow the Board to visit his property in the future.

Property Owner: Ruben & Ana Dybner
Property-429 East Hyerdale Drive
Represented by Burton Welte

Reason for appeal- Welte was the agent for the Dybner's. He provided comps that were provided to him from Real Estate Agent Steve Dresden. He feels that the assessment is too high based on the condition of the residence. When asked if the Board could visit the property he stated that it may be difficult since Dybner is out of the country and won't be back until April. He did, however, state that he has a key and could probably let them in.

Property Owner: Dirk Jamieson
Property Represented - Did not appear for hearing. Left message cancelling appt.
Property-20 Bentley Circle
Reason for appeal- N/A

Property Owner: Michael Leitman
Represented by Michael Leitman
Property –12 Wynwood Court

Reason for appeal- Leitman stated that the field card incorrectly states the square footage of his residence. He provided Architect drawings that showed the square footage to be 4,675 sq ft. The property card has square footage as 5055 sq ft. Leitman purchased the property in May, 2021 for \$1,685,000 and his assessment went up 43%. He is worried about what the value of his property will be after construction is completed. He spoke with Vision Appraisal and they removed the whirlpool and corrected the bathroom count. He also stated that he now has 5 bedrooms. When asked by the Board if they could visit the residence he stated that a local contractor would probably be available to allow the Board access. The town has the property appraised at 2,484,270. Leitman believes it should be appraised at \$2,000,000.

Property Owner: Dani Schwartz & Cynthia Katz-Schwartz
Property-186 East Hyerdale Drive
Represented by Dani Schwartz

Reason for appeal – Schwartz believes that the assessment of his residence is excessive. He believes it should be appraised at \$1,048,898. He provided comps for other properties on the lake and believes that his property is assessed on a price per square foot basis 24% higher than the average of 10 other properties on his street. His price per square foot is \$448 while others on his street are in the mid \$300's. He also took into consideration the "grade" of his property compared to others. The Chairman of the Board asked if he would allow the Board to visit his property and he stated that he would try to make arrangements to have that occur.

After all the hearings were heard the Board was joined by Lucy Hussman at 11:10AM.

The meeting was continued and called to order.

Property Owner: Brian Cohen
Represented by Brian Cohen
Property- 180 East Hyerdale

Decision: The Board acknowledged that Cohen stated that he had not made any improvements since purchasing the property in 1987, with the exception of new roof shingles in 2001. That all appliances and fixtures are original. Due to the dated condition of the property the Board unanimously agreed to lower the assessment. All members were in favor and the motion passed.

APPEAL GRANTED

Old Assessment: \$ 1,021,470

New Assessment: \$ 1,009,220

Property Owner: Olga Skobelsky & Laurent Patiente
Represented by –Withdrew application via email on 3/9/2023
Property- 19 Cornwall Drive
Decision: The Appellant did not show for the hearing, therefore their claim was denied.

APPEAL DENIED

Property Owner: Robert Graham
Represented by –Robert Graham
Property- 126 School Hill Road
Decision: The Board supported Mr. Grahams request for a lowered assessment. They agreed with the Appellants argument that the lot is very narrow and the ability to build or modify the current structure is extremely limited. It would be very difficult to construct a garage or increase the building size. All members were in favor and the motion passed.

APPEAL GRANTED

Old Assessment: \$ 167,730

New Assessment: \$ 151,700

Property Owner: Eric Muller
Represented by –Eric Muller
Property- 3883 Hall Meadow Road
Decision: The Board acknowledge the receipt of various photographs and supported Mr. Muller's request for a lower assessment. The Board agreed that the property has a significant degree of disrepair as shown in the photographs. Due to the condition of the dwelling, the Board agreed to lower the assessment. All members were in favor and the motion passed.

APPEAL GRANTED

Old Assessment: \$ 128,810

New Assessment: \$ 114,880

Property Owner: Marissa Wright
Represented by –Marissa Wright
Property- 226 Sharon Turnpike
Decision: Marissa seeked clarification as to why she needed to file a Personal Property Declaration for her Organic Farm. After discussion, Marissa stated that she has approximately \$500 in miscellaneous hand (farm) tools. She was provided with a Personal Property Declaration to fill out. The Board accepted the value of the assets that she has for her farm.
The Board agreed to lower the assessment. All members were in favor and the motion passed.

APPEAL GRANTED

Old Assessment: \$ 0

New Assessment: \$ 430.00 (minus farm exemption)

Property Owner: William Nolte

Represented by –Mark Harris

Property- Sandy Beach Road

Decision: The Board supported Mr. Harris's request for a lowered assessment. They agreed with the Appellants argument that the undeveloped lot has extremely limited usage and cannot be built on or have a well. They reviewed the documentation supplied by the Torrington Area Health Dept. which denied the drilling of a well on the property. The Board agreed to lower the assessment on the undeveloped lot. All members were in favor and the motion passed.

APPEAL GRANTED

Old Assessment: \$ 26,420

New Assessment: \$ 10,570

Property Owner: Tracey & David Mazrek

Represented by –Tracey Mazrek & Mark Harris

Property- Sandy Beach Road

Decision: The Board supported Mr. Harris and Tracey Mazrek's request for a lowered assessment. They agreed with the Appellants argument that the undeveloped lot has extremely limited usage and cannot be built on. That it is only 50 feet wide and .23 acres. The only usage that they could use the lot for would be a possible parking lot. The Board agreed to lower the assessment on the undeveloped lot. All members were in favor and the motion passed.

APPEAL GRANTED

Old Assessment: \$ 26,420

New Assessment: \$ 10,570

Property Owner: Jeffrey & Laura Olanoff

Represented by –Attny Brian McCormick and Appraiser Rob Jerram

Property- 108 West Hyerdale

Decision: The Board supported the request to lower the assessment based on Attny McCormick's documentation of other comps and the fact that an appraisal was conducted on behalf of the Olanoff's. McCormick stated that this is a very modest residence without any high end fixtures. The Board agreed to lower the assessment. All members were in favor and the motion passed.

APPEAL GRANTED

Old Assessment: \$ 492,070

New Assessment: \$ 483,740

Property Owner: William & Nina McKitty

Represented by –William McKitty

Property- 9 Mill Street

Decision: The Board supported the request to lower the assessment. McKitty provided a discrepancy in the field card regarding the basement. McKitty also had an appraisal performed. Based on the information provided by the Appellant the assessment was lowered. The Board agreed to lower the assessment. All members were in favor and the motion passed.

APPEAL GRANTED

Old Assessment: \$ 227,600

New Assessment: \$ 215,280

Property Owner: Steven & David Strauss

Represented by –The appellants did not show for the hearing

PropertyDecision: Denied due to the appellant not being present for the hearing.

Property Owner: Leni & Burton Welte

Represented by –Burton Welte

PropertyDecision: Mr. Burton felt that the recent increase in this assessment was excessive. He further stated that his residence does not have a basement, that it is located on a slab. When asked if the Board could visit the property Mr. Welte was in favor of a visit and requested that they call to set up an appointment for next week. The Board decided that they would not decide on the assessment until they visit the property. An appointment will be set for the following week.

Property Owner: Ruben & Ana Dybner

Represented by –Burton Welte (Agent)

PropertyDecision: Mr. Burton was assigned as an agent due to the fact that the Dybner's are out of the country. Documentation from a local real estate agent was provided for the board to review. Discussion was made concerning the lot location and value due to its limited view of the Lake. It was suggested that either a drive by of the property or a visit would be necessary to help the Board with their decision. An appointment will be set for the following week.

Property Owner: Dirk Jamieson

Represented by –Withdrew application via phone message on March 7, 2023

PropertyDecision: The Appellant did not show for the hearing, therefore their claim was denied.

Property Owner: Michael Leitman

Represented by –Michael Leitman

PropertyDecision: Mr. Leitman purchased the property on 5/21 and his assessment increased by 43%. He also identified what he perceived to be a discrepancy with the square footage of the residence. Some changes were made by VGSI after the revaluation regarding a whirlpool and bathroom count. He also change the bedroom count. He agreed to have the Board visit his residence and provided information for the contact

person who would allow access to the property. A visit of the property will be scheduled for next week before a decision can be made. It is necessary to help the Board with their decision. An appointment will be set for the following week.

Property Owner: Dani Schwartz & Cynthia Katz-Schwartz

Represented by –Dani Schwartz

Property Decision: Mr. Schwartz provided documentation to help support his claim that his house is over assessed. He provided several comps and a graph with price per square footage of various other lakefront homes. Chairman of the Board asked to visit the residence to help make their decision. A visit of the property will be scheduled for next week before a decision can be made

Adjournment: Donna Molon made a MOTION to adjourn the meeting. The MOTION WAS SECONDED by Robert Harmon at 12:45PM. The MOTION Carries.

Respectfully submitted,
Denise T. Leclair
Clerk for the Board of Assessment Appeals

Received March 20, 2023 @ 9:00 A.M.
Attest Brian Z. Bue
Goshen Town Clerk